



Connells

Peridot Close  
Swindon



## Property Description

At Connells we are delighted to offer this immaculately presented, Over 1800 square foot Cotswold Stone effect five bedroom detached family home. Located on Abbey Farm Park development in North Swindon with great access to the A 419 and M4 as well as further transport links, schools, shops and amenities.

On the ground floor you will find the spacious hallway with access to cloakroom, family room, study, kitchen/ dining room and living room. Five good sized bedrooms can be found of the first floor with two of the bedrooms having its own en-suite, bathroom. This has been beautifully presented by the current owners with modern decor throughout. This spacious property has a light and airy feel throughout.

Externally the accommodation had a larger than average low maintenance garden, driveway parking and garage to the front of the property. Viewing is highly recommended to show the full potential of this property!

## Ground Floor Accommodation Entrance Hall

Double glazed door to the front aspect. Double glazed window to the side aspect. Stairs rising to the first floor. Doors leading to the cloakroom, dining room, living room, family room, study and kitchen. Under stairs storage cupboard. Radiator.

## Cloakroom

Obscure double glazed window to the side aspect. Two piece suite comprising of Low Level WC and pedestal wash hand basin. Radiator.

## Study

11' 8" x 9' 6" MAX narrowing to 8' ( 3.56m x 2.90m MAX narrowing to 2.44m )

Double glazed window to the front aspect. Door to the kitchen. Telephone point. Radiator.

## Lounge

16' 11" x 12' 2" ( 5.16m x 3.71m )

Double glazed French doors to the rear garden. Television point. Two radiator.

## Family Room

11' 7" x 7' 2" ( 3.53m x 2.18m )

Double glazed window to the front aspect. Radiator.

## Kitchen

21' 7" MAX x 14' 4" MAX ( 6.58m MAX x 4.37m MAX )

Double glazed window to the rear aspect. Double glazed French doors. Fully fitted kitchen with range of base and wall mounted units comprising of cupboards and drawers. Granite work tops. One and a half sink with drainer and mixer tap. Integrated dishwasher, two ovens, six ring gas hob, cooker hood and fridge freezer.

## Utility Room

7' 10" x 5' 6" ( 2.39m x 1.68m )

Double glazed door to the side aspect. Base units. Granite work tops. One and a half sink with drainer and mixer tap. Space and plumbing for washing machine. Integrated boiler.

## First Floor Accommodation

### First Floor Landing

Access to all bedrooms, loft access. Airing cupboard.

### Bedroom One

13' 5" MAX narrowing to 9' 8" x 11' 10" ( 4.09m MAX narrowing to 2.95m x 3.61m )

Double glazed window to the front aspect. Door to bedroom five, currently being used as a walk in wardrobe. Access to en-suite. Television point. Radiator.

### En-Suite

Obscure double glazed window to the side aspect. Three piece suite comprising of Low Level WC, wash hand basin and shower.

### Bedroom Two

10' 3" x 11' 10" ( 3.12m x 3.61m )

Double glazed window to the rear aspect. Access to en-suite. Radiator.

### En-Suite

Obscure double glazed window to the side aspect. Three piece suite comprising of Low Level WC, wash hand basin and shower. Partially tiled to water sensitive areas.

### Bedroom Three

14' x 8' 3" ( 4.27m x 2.51m )

Double glazed window to the rear aspect. Radiator.

### Bedroom Four

11' 11" x 10' 5" MAX extending to 8' 1" ( 3.63m x 3.17m MAX extending to 2.46m )

Double glazed window to the front aspect. Radiator.

### Bathroom

Obscure double glazed window to the rear aspect. Three piece suite comprising of wash hand basin, panelled bath with mixer tap and Low Level WC. Heated towel rail. Fully tiled.

### Bedroom Five

10' x 9' 10" ( 3.05m x 3.00m )

Currently being used as a walk in wardrobe. Double glazed window to the front aspect. Radiator.

## External Features

### Garden

Larger than average garden. Fenced and walled boundaries. Mainly laid to lawn. Patio leading to the rear of the property. Gate to the front.

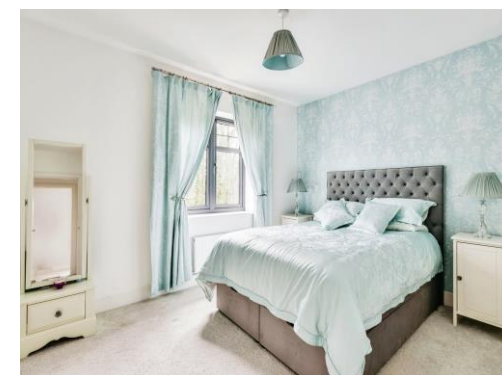
### Parking

Driveway parking and double garage.

### Garage

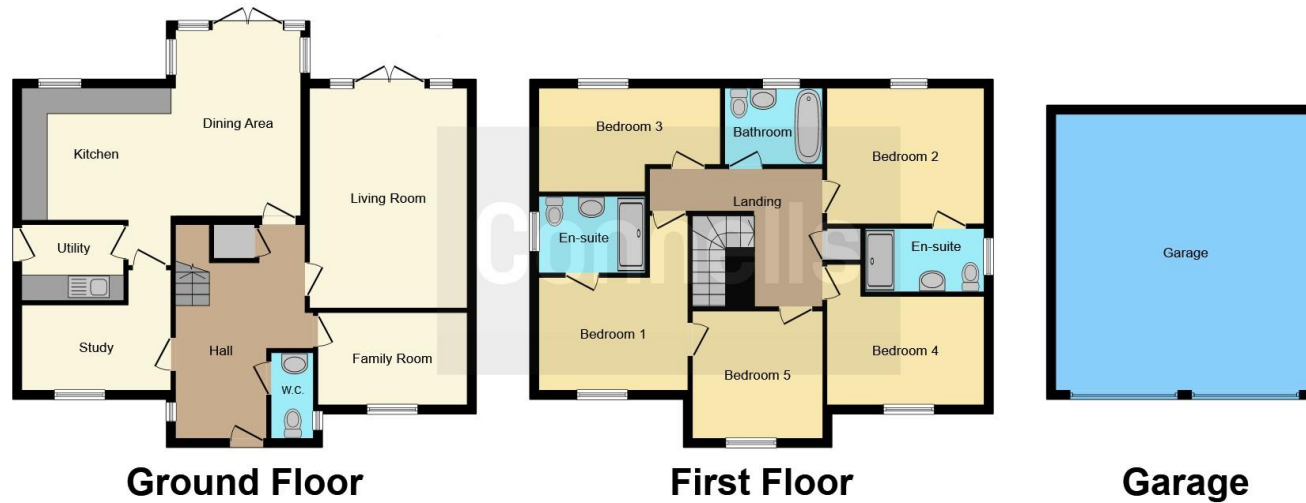
21' 3" x 19' 9" ( 6.48m x 6.02m )

Double garage with up and over door.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/SDN312513](http://connells.co.uk/Property/SDN312513)**

Tenure: Freehold



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